THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) No, Sir.

(b) Does not arise in view of answer at (a) above.

(c) and (d) No, Sir. However, properties which have not been converted into freehold can be transacted by various methods including by way of sale, gift, will, family settlement, succession etc. subject to the existing laws, policy guidelines, instructions governing the subject and terms and conditions of lease.

Real estate

1154. SHRI MOHD. ALI KHAN: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether real estate is running sky high;

(b) if so, the reasons therefor; and

(c) the steps taken to appoint regulatory realty sector in the country?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) to (c) The state of real estate is a function of demand and supply. Government of India does not regulate the real estate as matters related to urban development are State subject. Government of West Bengal has enacted the West Bengal Building (Regulation and Promotion of Construction and Transfer by Promoters) Act, 1993 with the following provisions:—

(a) Registration and permission for construction under which very promoter is required to make an application to specified officer of State Government at least 90 days before commencement of construction of building in the prescribed form accompanied by the prescribed fee.

(b) The promoter is required to take steps for formation of apartment owners association or cooperative society.

(c) The promoter is required to convey title etc. and execute documents according to agreement.

The Government of Punjab has formulated the Punjab Apartment and Property regulation Act, 1995. The Government of Maharashtra has framed the Maharashtra Housing Sector Regulatory Bill, 2008. It provides for regulating building construction and housing activities by promoters/developers. Certain aspects of real estate are also regulated under various Central and State Acts like Consumer Protection Act, etc.

Relaxation by DDA

1155. SHRI MOHAMMED ADEEB: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that DDA had sent a proposal to Government in the month of October, 2007 for making certain relaxations in the scheme of 2006 pertaining to execution of Conveyance Deed in the name of Purchase/GPA holder in respect of flats allotted by DDA on freehold basis after 1992; and

(b) if so, the details in this regard and by when necessary amendments to that effect are likely to be issued?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) DDA *vide* letter dated 24.10.2007 has sought certain clarifications in the matter of execution of Conveyance Deed in favour of purchaser/GPA holder.

(b) The clarification sought included issues relating to policy in respect of allotments made after September, 2001, eligibility of hire-purchase allottees under the scheme, benefit of remission, etc. Since additional details are required to facilitate a decision, the matter has been taken up with DDA accordingly.

Repairs of top floor quarters

1156. SHRI RAJNITI PRASAD: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether there is a proposal to dislocate the allottees of the top floor Type-II quarters in Minto Road Complex for repairs of roofs;

(b) if so, the details thereof;

(c) if not, the reasons for non-allotment of top-floor Type-II quarters that have fallen vacant there;

(d) the estimated loss of revenue due to non-allotment of such quarters; and

(e) the details of expenditure incurred in repairs of roofs and ceilings of top floor Type-II quarters there during the last five years, year-wise and quarter-wise?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) and (b) The roof slab of all 38 Nos. of top floor Type-II quarters in Minto Road Complex is in dilapidated condition and requires recasting. Hence, it is proposed to recast the roof slab of the said quarters in phased manner to minimize the problems of the allottees and, presently, it is planned to take up the work of recasting of roof in 8 quarters *i.e.* quarters No. 141 to 144 and 157 to 160.

Since it is not possible to repair/recast these slabs without vacating the quarters, the concerned Estate officers have been requested for providing temporary alternate accommodation to the allottees of above said quarters so that work in these quarters can be taken up and completed expeditiously.

(c) Does not arise.